TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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MAR 16 2015
CITY OF MONROE

City of Monroe
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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:

   Rezone and Preliminary Plat of Iron Eagle

2. Name of applicant:

   Jim & Penny Hager

3. Address and phone number of applicant and contact person:

   Jim Hager
   21314 Calhoun Road
   Monroe, WA 98272

4. Date checklist prepared:

   February 20, 2015

5. Agency requesting checklist:

   City of Monroe

6. Proposed timing or schedule (including phasing, if applicable):

   Rezone & Preliminary Plat Approval - Spring 2015
   Construction – Summer-Fall 2015
   Final Plat Approval – Winter 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   Wetland Reconnaissance - Essency Environmental
   Drainage Report - Harmsen & Associates, Inc
   Geotechnical Report – GeoTest Services, Inc
   Traffic Report – Gibson Traffic

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

   None.

10. List any government approvals or permits that will be needed for your proposal, if known.

    Rezone – City of Monroe
    Preliminary Plat Approval – City of Monroe
    Construction Approval – City of Monroe
    Construction Stormwater General Permit - DOE
    Final Plat Approval – City of Monroe

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

    The applicant is applying for a rezone from UR9600 to UR6000 to match the Comprehensive Plan designation for the site. Concurrently, the applicant is proposing to plat the 6.67 acre property as a 34 lot residential subdivision based on the proposed zoning.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

    The project is located at 166912 Currie Road, Monroe, WA 98272 on tax parcel number 27060200301900. Additional site information can be found on the Preliminary Plat Drawings.

B. ENVIRONMENTAL ELEMENTS

1. Earth

A. General description of the site

(Circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

B. What is the steepest slope on the site (approximate percent slope)?

Approximately 2%, other than the 2:1 side slopes of the two man-made ditches.

C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

A geotechnical report has been prepared by GeoTest Services, Inc. In their report they document the underlying soils including test pit data. The site is underlain by 1.5-3 feet of sandy silt soils. Beneath this is very gravelly sand and very sandy gravel. Ground water seepage was observed at a depth of 4-6 feet.

D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

E. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

It will be necessary to import fill onto the site to elevate it about 2 feet to allow drop for the storm system. Imported fill will be obtained from commercial sources or other legal means. It is estimated that 8,500 CY of fill material will be needed.

F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Anytime vegetation is removed there is the chance for erosion. During construction fine grained exposed soils can be transported by rainfall runoff or when dry, by wind.

G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?

It is estimated that the site will be about 50% impervious coverage, including 1.6 ac of paving and 2.0 ac of roof.

H. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A Stormwater Pollution Prevention Plan will be prepared as part of the drawings for construction permitting. It will include erosion control BMPs will be installed prior to any clearing, they may include but not be limited to: silt and clearing limits fencing, collection swales, sedimentation pond, temporary seeding and plastic covering. With more than 1 acre of disturbance a Stormwater General Permit will be obtained from the Department of Ecology.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known:

Short term emissions would be construction vehicle exhaust and dust from exposed surfaces. Long term emissions would be typical of residential developments.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust control as required during construction. Residences will be constructed to current energy codes. Vehicle emissions are monitored by the Washington State Department of Licensing.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

According to the site reconnaissance by Essency Environmental, there are no wetlands on the site. There are wetlands to the north and northeast of the site. Lord's Lake, a regional detention facility, is located about 600 feet to the northwest. This lake provides flow control for the adjacent developments, including the subject property. Runoff from the site reaches Lord's Lake via existing drainage ditches located to the north of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work will occur within the wetlands. Site grading and utility installation as well as home construction will occur within 200 of the wetlands.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example, domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The primary source of water runoff will be from direct rainfall. Secondary runoff sources would be from car washing and overwatering of lawns. Roadway runoff will be collected in catch basins and conveyed north to a treatment facility prior to discharge from the site. The roof runoff will be collected in roof drain collectors and discharged to the street storm system.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No. A storm water quality facility will be installed to treat the runoff from the pollution generating portions of the site (road and driveways). It is anticipated that a biofiltration swale will be installed to treat the site storm water prior to discharge from the site.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Storm water quality will be mitigated by construction of a biofiltration swale.

Storm water quantity will be mitigated by discharging to Lord's Lake a regional stormwater detention facility.

4. Plants

a. Check types of vegetation found on the site:

__x__ deciduous tree: alder, maple, aspen, other
__x__ evergreen tree: fir, cedar, pine, other
__x__ shrubs
__x__ grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The site is primarily lawn with some shrubs and trees around the parking area. The perimeter of the driving range is also ringed with poplar trees. Most all of the site will be disturbed during construction and it is anticipated that the elevation of the site will need to be elevated about 2 feet to allow drop for the storm system. About 6 acres of clearing will occur

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Street trees will be installed along the roadway, private lawns and landscaping on individual lots and in the open space area. It is also possible that the perimeter poplar trees may remain.

e. List all noxious weeds and invasive species known to be on or near the site.

There are some blackberry patches on the site.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other: crows
mammals: deer, bear, elk, beaver, other: dogs, cats, rabbits, rodents
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened or endangered species known to be on or near the site.

The Department of Fish & Wildlife interactive mapping does not indicate any raptor nests in proximity to the site.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

Installation of landscaping as described above.

e. List any invasive animal species known to be on or near the site.

None.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity for lighting and general use, natural gas for heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Much of the site is currently ringed with large poplar trees. Any construction on the property will be much lower and less impactful to solar use than the existing trees.

d. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The buildings will be constructed to meet current local and national building codes.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity:

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Construction equipment will require fuel and lubricants. After construction, the storage of fuels, oils, fertilizers will likely be done by the individual home owners on a much smaller scale.

4) Describe special emergency services that might be required.

The project is a residential plat so no special emergency services are anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:

Storage of fuel and lubricants during construction shall be in accordance with the Department of Ecology Best Management Practices.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

The site is located near State Highway 522 and adjacent to Currie Road.

3) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noise would be from construction equipment and generally be limited to specific hours per the City of Monroe requirements.

Long term noise would be from cars, domestic animals, children playing, typical residential sounds.

4) Proposed measures to reduce or control noise impacts, if any:

Construction noise will be limited to the work hours imposed by the City of Monroe.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site has had several uses. Originally it was developed as a golf driving range, but has been used a church in the recent past. Adjacent uses are, to the west, residential and multi-family, to the north is open space to the east is a WSDOT detention pond, and to the south lies SR 522.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

It is likely that in the distance past the site was pasture land. However, it was developed as the Iron Eagle golf driving range about 23 years ago.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

The only structure on the site is the 23 year old, 6,457 sf driving range/sport court building.

d. Will any structures be demolished? If so, what?

Yes, the building will be removed.

e. What is the current zoning classification of the site?

The majority of the site is zoned UR9600. About 0.7 ac along Currie Road is zoned MR6000.

f. What is the current comprehensive plan designation of the site?

The majority of the site is designated 5-7 DU/AC. About 0.7 ac along Currie Road is designated 8-11 DU/AC.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

At 2.5 people per residence, about 85 people would reside at the development.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project includes a rezone request to rezone the UR9600 portion to UR6000 to make the zone compatible with the Comprehensive Plan Designation. This proposal would give a net yield of about 6.7 du/ac. This is in conformance with the local PRD's.

m. . Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

34 units of middle income housing will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate: whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The maximum allowable building height is 35 feet.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Street trees and private landscaping similar to typical residential developments.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Glare from reflecting sun on windows during daylight hours and street and residential lighting and car headlights at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

Adjacent apartment and residential lighting and windows. Car traffic along Currie Road and SR 522.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Park Meadows City Park includes a trail system that is adjacent to and north of the site. Fairfield County Park is located about 2600 feet to the northwest and Lake Ty Park is located about 3200 feet to the northwest.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project will include a tot lot as well as a trail system connection to the Park Meadows City Park.

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No, the onsite building was constructed in 1991 and is 23 years old. The Washington Information System for Architectural and Archeological Record Data (WISAARD) does not indicate and adjacent eligible structures.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known and no professional studies have been performed. The site was used for agriculture in the past. The grading of the site for the driving range did not uncover any evidence.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

As part of research on the site, the National Register of Historic Places and the Washington Information System for Architectural and Archaeological Records Data (WISAARD) was consulted. Additionally, Snohomish County SCOPI was used to determine the age of the existing on-site building.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

As work proceeds, if anything of historic or archeological importance is uncovered, the operator will comply with state and federal requirements for identification and preservation.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Currie Road lies along the southern property line. A new public road will be extended into the property to the north, terminating in a cul-de-sac.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop.

The nearest bus stop is located about 3,500 feet away. It is located along West Main Street, in front of the Speedway Chevrolet.

c. How many parking spaces would the completed project have? How many would the project eliminate?

It is anticipated that the residences will be constructed with 2 car garages and driveways a minimum of 20 feet long. In addition there will be street parking on both sides of the street. All told it is estimated that there will be 170 parking spaces.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

If so, generally describe (indicate whether public or private).

Currie Road will be improved with curb/gutter and sidewalk and a new public road will be constructed to serve the new lots.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

According to the Traffic Report, the site will generate an additional 314 daily trips, see the Gibson Traffic Report for additional information.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

Payment of mitigation fees.

15. Public Services

a. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes. Adding 34 new residential lots has the potential to increase the need for public services including fire, police, healthcare, utilities and schools.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Payment of local, state and national taxes as well as mitigation fees.

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

Water, Sewer, Storm - City of Monroe
Gas - Puget Sound Energy
Phone - Verizon
Cable - Comcast
Electricity – Snohomish PUD

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: STEPHEN MASON

Position and Agency/Organization PROJECT ENGINEER HARMSEN ASSOCIATES INC

Date Submitted: 3/3/15